

184.0

0006

0009.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
719,900 / 719,900  
719,900 / 719,900  
719,900 / 719,900

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4  |        | KIPLING RD, ARLINGTON |

## OWNERSHIP

Unit #:

|          |                      |
|----------|----------------------|
| Owner 1: | SHAHRIARINIA MORTEZA |
| Owner 2: |                      |
| Owner 3: |                      |

Street 1: 4 KIPLING RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: FRIEL GEORGE H -

Owner 2: -

Street 1: 4 KIPLING RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Clapboard Exterior and 1854 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

## PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R1   | SINGLE FA   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exempt  |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | One Family  |          | 7580        | Sq. Ft.            | Site      |           |           | 0          | 70.        | 0.85 | 7     |             |           |        |   |        |   |        |   | 453,180         |           |   |           |        |      | 453,200   |       |

## IN PROCESS APPRAISAL SUMMARY

| Use Code |  |  |  |  |  |  | Land Size |  | Building Value |  | Yard Items |  | Land Value |  | Total Value |  | Legal Description |  |  |  | User Acct |  |
|----------|--|--|--|--|--|--|-----------|--|----------------|--|------------|--|------------|--|-------------|--|-------------------|--|--|--|-----------|--|
| 101      |  |  |  |  |  |  | 7580.000  |  | 265,800        |  | 900        |  | 453,200    |  | 719,900     |  |                   |  |  |  | 123832    |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | GIS Ref           |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | GIS Ref           |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | Insp Date         |  |  |  |           |  |
|          |  |  |  |  |  |  |           |  |                |  |            |  |            |  |             |  | 07/31/18          |  |  |  |           |  |



## PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022   | 101 | FV  | 265,800    | 900       | 7,580.    | 453,200    | 719,900     |               | Year end      | 12/23/2021 |
| 2021   | 101 | FV  | 220,800    | 900       | 7,580.    | 453,200    | 674,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 101 | FV  | 220,800    | 900       | 7,580.    | 453,200    | 674,900     | 674,900       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 191,500    | 1000      | 7,580.    | 453,200    | 645,700     | 645,700       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 191,500    | 0         | 7,580.    | 382,000    | 573,500     | 573,500       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 191,500    | 0         | 7,580.    | 349,600    | 541,100     | 541,100       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 191,500    | 0         | 7,580.    | 297,800    | 489,300     | 489,300       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 190,500    | 0         | 7,580.    | 259,000    | 449,500     | 449,500       | Year End Roll | 12/11/2014 |

Parcel ID 184.0-0006-0009.0

!14313!

## SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-------|
| FRIEL GEORGE H, | 78764-207 | 1    | 9/23/2021  |           | 830,000    | No | No  |       |       |
| SILVA THERESA   | 53363-167 |      | 8/10/2009  |           | 392,500    | No | No  |       |       |
| SILVA EDWARD J  | 24928-287 |      | 10/18/1994 |           |            | 1  | No  | No    | F     |

## PAT ACCT.

14313

## BUILDING PERMITS

| Date     | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip     | Comment |
|----------|--------|---------|--------|-----|------------|----------|----------------|---------|
| 4/2/2014 | 264    | Re-Roof | 7,200  |     |            |          |                |         |
| 5/5/2010 | 398    | Siding  | 17,600 |     |            |          | STRIP & RESIDE |         |

## ACTIVITY INFORMATION

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/10/2021 | SQ Mailed    | MM  | Mary M    |
| 6/28/2021  | Field Review | DGM | D Mann    |
| 7/31/2018  | MEAS&NOTICE  | BS  | Barbara S |
| 6/12/2014  | External Ins | PC  | PHIL C    |
| 11/4/2008  | Meas/Inspect | 163 | PATRIOT   |
| 3/20/2000  | Inspected    | 263 | PATRIOT   |
| 1/4/2000   | Mailer Sent  |     |           |
| 12/28/1999 | Measured     | 263 | PATRIOT   |
| 4/1/1990   |              | PM  | Peter M   |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

|  |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
|--|-----------------|---------|-----|---------------------------|-----------------|---------|-----|-------------------------|-------------------------|-----|------|----------------------|------|-------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>              |                 |         |     | <b>BATH FEATURES</b>      |                 |         |     | <b>COMMENTS</b>         |                         |     |      | <b>SKETCH</b>        |      |       |            |            |              |
| Type: 19 - Ranch                         |                 |         |     | Full Bath: 1              | Rating: Average |         |     | PDAS.                   |                         |     |      |                      |      |       |            |            |              |
| Sty Ht: 1 - 1 Story                      |                 |         |     | A Bath:                   | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| (Liv) Units: 1                           | Total: 1        |         |     | 3/4 Bath: 1               | Rating: Good    |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Foundation: 1 - Concrete                 |                 |         |     | A 3QBth:                  | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Frame: 1 - Wood                          |                 |         |     | 1/2 Bath:                 | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Prime Wall: 2 - Clapboard                |                 |         |     | A HBth:                   | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Sec Wall:                                | %               |         |     | OthrFix:                  | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Roof Struct: 1 - Gable                   |                 |         |     | <b>OTHER FEATURES</b>     |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Roof Cover: 1 - Asphalt Shgl             |                 |         |     | Kits: 1                   | Rating: Good    |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Color: GREEN                             |                 |         |     | A Kits:                   | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| View / Desir:                            |                 |         |     | Frl:                      | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>GENERAL INFORMATION</b>               |                 |         |     | WSFlue:                   | Rating:         |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Grade: C - Average                       |                 |         |     | <b>CONDOS INFORMATION</b> |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Year Blt: 1951                           | Eff Yr Blt:     |         |     | Location:                 |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Alt LUC:                                 |                 | Alt %:  |     | Total Units:              |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Jurisdict: G12                           |                 | Fact: . |     | Floor:                    |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Const Mod:                               |                 |         |     | % Own:                    |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Lump Sum Adj:                            |                 |         |     | Name:                     |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>INTERIOR INFORMATION</b>              |                 |         |     | <b>DEPRECIATION</b>       |                 |         |     | <b>REMODELING</b>       |                         |     |      | <b>RES BREAKDOWN</b> |      |       |            |            |              |
| Avg Ht/FL: STD                           |                 |         |     | Phys Cond: GD - Good      | 18. %           |         |     | No Unit                 | RMS                     | BRS | FL   |                      |      |       |            |            |              |
| Prim Int Wal 1 - Drywall                 |                 |         |     | Functional:               |                 |         |     | 1                       | 6                       | 3   |      |                      |      |       |            |            |              |
| Sec Int Wall:                            | %               |         |     | Economic:                 |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Partition: T - Typical                   |                 |         |     | Special:                  |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Prim Floors: 3 - Hardwood                |                 |         |     | Override:                 |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Sec Floors:                              | %               |         |     | Total:                    | 18.6 %          |         |     | <b>Totals</b>           |                         |     |      |                      |      |       |            |            |              |
| Bsmnt Flr: 14 - Asphalt Tile             |                 |         |     | <b>CALC SUMMARY</b>       |                 |         |     | <b>COMPARABLE SALES</b> |                         |     |      | <b>SUB AREA</b>      |      |       |            |            |              |
| Subfloor:                                |                 |         |     | Basic \$ / SQ:            | 100.00          |         |     | Rate                    | Parcel ID               | Typ | Date | Sale Price           |      |       |            |            |              |
| Bsmnt Gar: 1                             |                 |         |     | Size Adj.: 1.35000002     |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Electric: 3 - Typical                    |                 |         |     | Const Adj.: 0.99989998    |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Insulation: 2 - Typical                  |                 |         |     | Adj \$ / SQ: 134.987      |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Int vs Ext: S                            |                 |         |     | Other Features: 78500     |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Heat Fuel: 1 - Oil                       |                 |         |     | Grade Factor: 1.00        |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Heat Type: 3 - Forced H/W                |                 |         |     | NBHD Inf: 1.00000000      |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| # Heat Sys: 1                            |                 |         |     | NBHD Mod:                 |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| % Heated: 100                            |                 | % AC:   |     | LUC Factor: 1.00          |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Solar HW: NO                             | Central Vac: NO |         |     | Adj Total: 326484         |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| % Com Wal                                | % Sprinkled     |         |     | Depreciation: 60726       |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
|  |                 |         |     | Depreciated Total: 265758 |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>MOBILE HOME</b>                       |                 |         |     | WtAv\$/SQ:                |                 | AvRate: |     | Ind.Val                 |                         |     |      |                      |      |       |            |            |              |
| Make:                                    |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Model:                                   |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Serial #:                                |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Year:                                    |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Color:                                   |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>PARCEL ID</b> 184-0-0006-0009.0       |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| Code                                     | Description     | A       | Y/S | Qty                       | Size/Dim        | Qual    | Con | Year                    | Unit Price              | D/S | Dep  | LUC                  | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2  | Frame Shed      | D       | Y   | 1                         | 8X10            | A       | AV  | 1980                    | 0.00                    | T   | 31.2 | 101                  |      |       |            |            |              |
| 19                                       | Patio           | D       | Y   | 1                         | 15X19           | A       | AV  | 2010                    | 3.57                    | T   | 7.2  | 101                  |      |       | 900        |            | 900          |
| More: N                                  |                 |         |     | Total Yard Items:         |                 |         |     | 900                     | Total Special Features: |     |      |                      |      |       |            | Total:     | 900          |
| <b>SKETCH</b>                            |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
|  |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>IMAGE</b>                             |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
|  |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |
| <b>AssessPro Patriot Properties, Inc</b> |                 |         |     |                           |                 |         |     |                         |                         |     |      |                      |      |       |            |            |              |